

BUCKS

PROPERTY AGENTS



42 Primrose Way, Needham Market, Ipswich, IP6 8HF

Price £120,000

- One Bedroom
- Night Storage Heaters
- Off Road Parking En-Bloc
- Vacant Possession
- Close to Local Amenities
- First Floor Apartment
- Rear Shingle Garden
- Communal Entrance Hall
- No Upward Chain
- Long Lease Over 900 Years

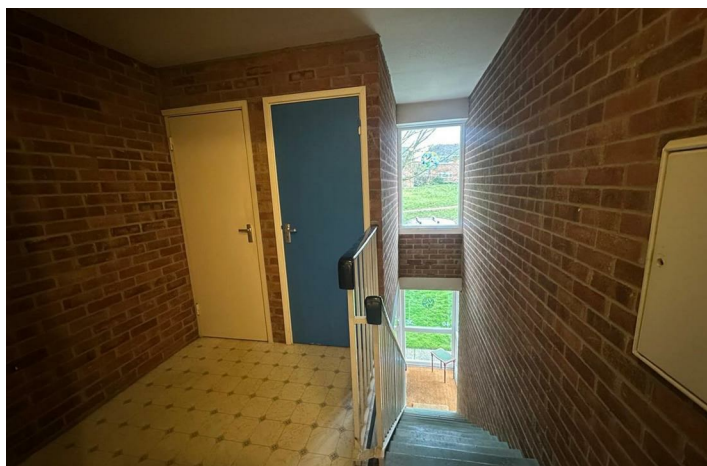
42 Primrose Way, Ipswich IP6 8HF

Nestled in the charming town of Needham Market, Ipswich, this delightful first floor apartment on Primrose Way offers a perfect blend of comfort and convenience. This first-floor residence features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The apartment boasts a spacious bedroom, ideal for restful nights, and a modern bathroom that caters to your daily needs. The property is equipped with night storage heaters, ensuring warmth and comfort throughout the colder months. Additionally, residents will appreciate the convenience of parking En-bloc, making it easy to come and go as you please. The shingle garden adds a touch of outdoor space, perfect for enjoying a breath of fresh air or tending to a few plants.

This penthouse apartment is an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle in a vibrant community. With its prime location in the desirable Needham Market, you'll find yourself surrounded by a friendly community and a range of amenities just a stone's throw away. Whether you're looking to enjoy a peaceful stroll in the nearby Needham Lakes or explore the local shops and cafes, this location offers the best of both worlds. Needham Market has its own railway station that provides main rail links to London Liverpool Street, Ipswich and Bury St Edmunds and is also within easy access of the A14 corridor Don't miss the chance to make this charming property your new home.



Council Tax Band: A



Entrance Hall

With shelved airing cupboard housing hot water tank, built-in cupboard, loft access and vinyl floor.

Sitting Room

With large window to rear illuminating the room with natural light, two night storage heaters and vinyl floor.

Kitchen

With high window to side and window to rear, range of high and low units, stainless steel sink and drainer, breakfast bar, fridge freezer, washing machine, cooker and vinyl floor.

Bedroom One

With window to front, built-in wardrobe and night storage heater.

Bathroom

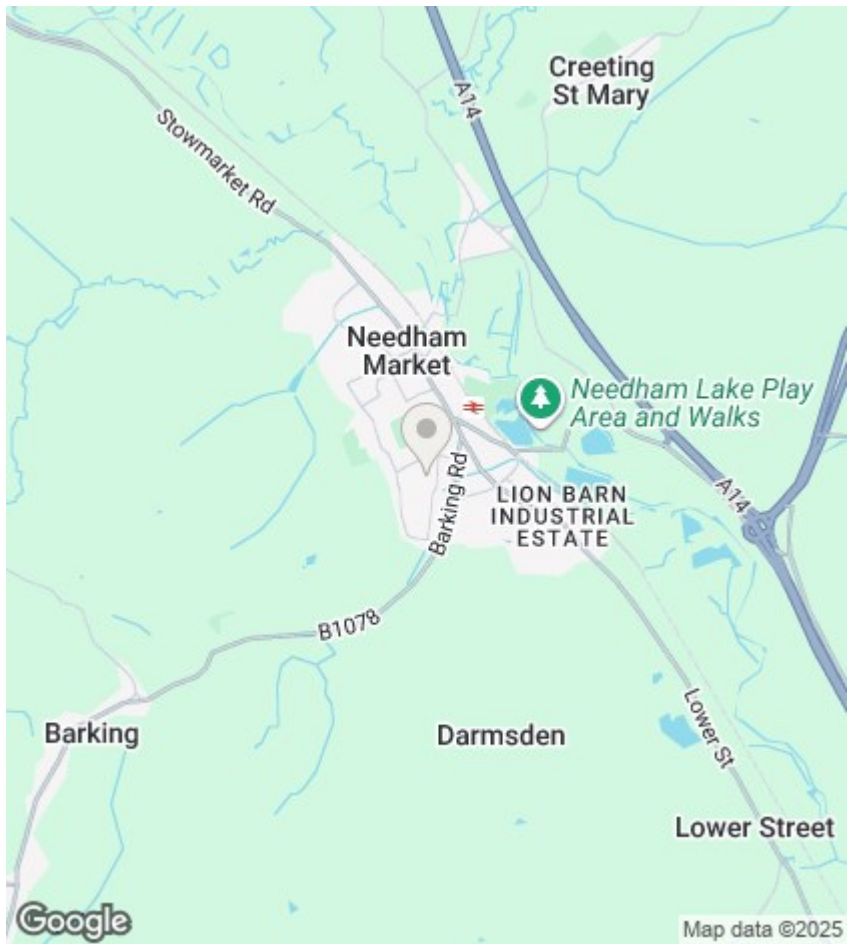
With bath with mixer tap and shower attachment, shower screen, low level W/C, basin, tiled splashbacks, extractor fan, vinyl floor and electric wall heater.

Outside

To the front of the property a side gate leads to rear shingle garden ideal for outside entertaining, shed and for privacy and seclusion is fenced all round. With off roading parking for one vehicle En-bloc.

Agent Note

On the landing is a lockable storage cupboard with power and light and the fridge freezer, washing machine and cooker are all included with the property.



Directions

Start: Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Continue straight to stay on Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Barking Rd/B1078 Turn right onto Chainhouse Rd Turn left onto Hargrave Ave Turn right onto Primrose Way Destination will be on the right Arrive: Primrose Way, Needham Market, Ipswich IP6 8HF, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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